



**Premier  
Properties**  
Perth



## 24 Glenorchil View, Auchterarder, PH3 1LU

**Offers Over £390,000**

 4  2  3  C

Positioned in a peaceful setting, the property benefits from open aspects and scenic views towards the Ochil Hills, adding to the sense of space and tranquillity. Just a short distance from Auchterarder's high street, local amenities, and within easy reach of Gleneagles, this property combines the charm of rural living with excellent convenience.

The home opens with a welcoming entrance hall leading through to a bright and airy dining area and a generous open-plan kitchen/living room, all finished with stylish Karndean flooring throughout. The contemporary kitchen is well-equipped with a range of integrated appliances, including a Bosch washing machine, built-in single oven, Hotpoint built-in coffee machine, Fisher & Paykel built-in double oven, Baumatic gas hob with extractor hood, a built-in dishwasher, and a wine rack. Leading on from the open-plan living space, you will find an additional room which is currently used as a games room. This versatile space could easily be adapted to suit a variety of needs, whether as a fifth bedroom, a home office, or an additional reception room. A utility room and a W.C. add convenience to the home.

The property features four spacious bedrooms, including a master with ensuite, while a well-appointed family bathroom completes the layout.

The property benefits from gas central heating and double glazing throughout.

Externally, the property is situated on a generous plot, offering a peaceful and private setting. The expansive garden is predominantly laid to lawn and features a decked area complete with a hot tub, which is included in the sale. The decked areas are accessible from the patio doors in both the games room and the dining room. To the front, a spacious driveway provides off-street parking for multiple vehicles. The property benefits from dual access via Tullibardine Road and Glenorchil View, with an additional driveway offering further off-street parking. A substantial outbuilding is also included, providing excellent potential as a workshop or a versatile storage solution.

- One of a kind extended bungalow
- Sought after location
- Open-plan living
- 2 driveways
- Sizeable plot
- Scenic views towards the Ochil Hills
- 4 spacious bedrooms
- Games room



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (38-54) E                                   |         |           | (38-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland                                    | 75      | 80        | Scotland                                                        | 73      | 76        |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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